



21B Cantelupe Road, Bexhill On Sea, Bexhill On Sea, East Sussex, TN40 1JG

Two Bedroom Top Floor Apartment For Sale With Balcony & A Pleasant Outlook £189,950 - Share of Freehold





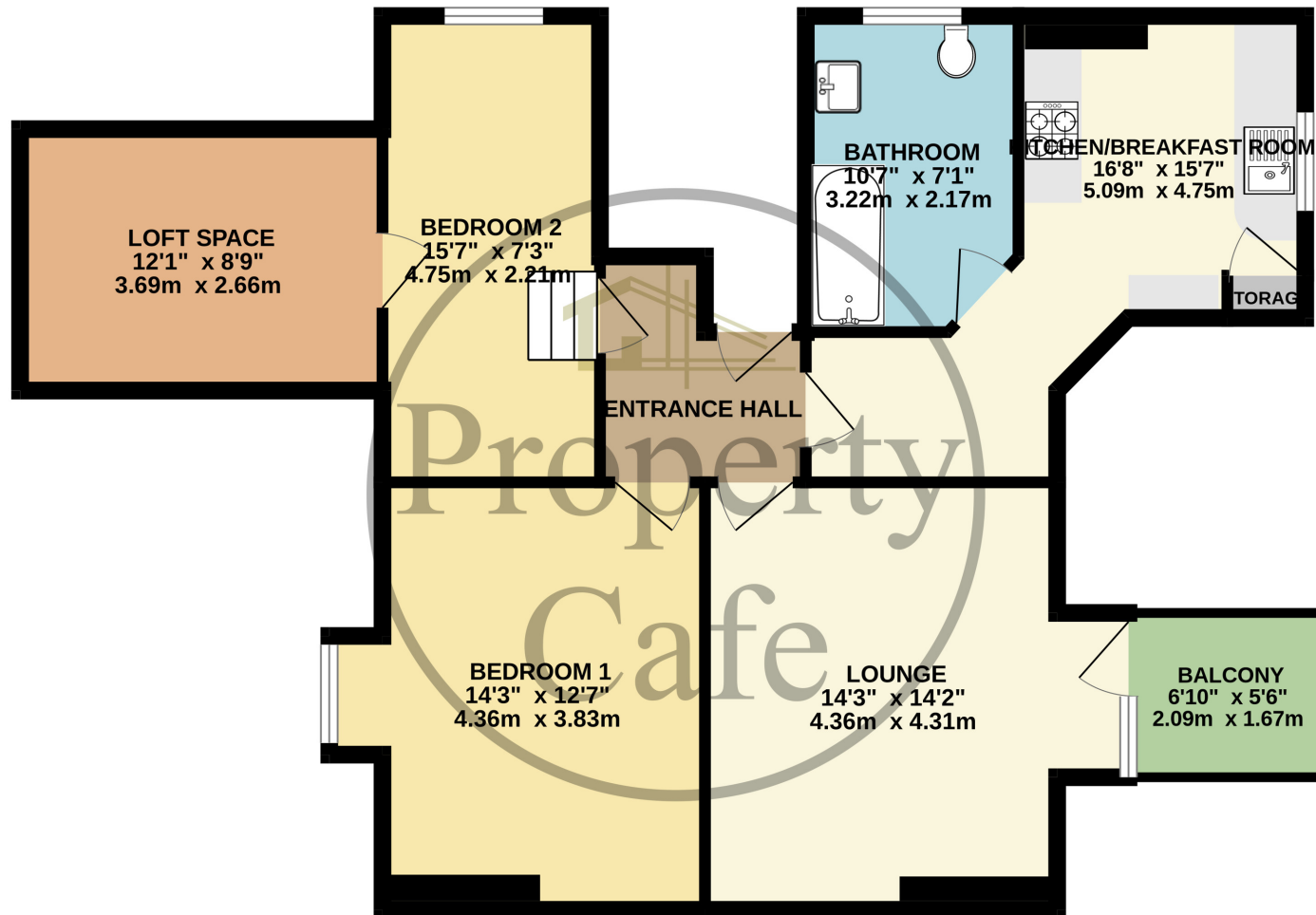
Property Cafe are delighted to present to the market this spacious, top floor, two bedroom apartment for sale, positioned in a sought after town centre position boasting a south facing balcony with pleasant views.

Accommodation and benefits include; A secure communal entrance area with stairs leading to the apartments front door; Inner hallway giving access to all internal rooms; Generous lounge with a southerly aspect and access onto a south facing balcony with pleasant far reaching views; Modern fitted kitchen/breakfast room with an integrated oven & hob as well as space for freestanding white goods; Two spacious and well proportioned double bedrooms; Modern fitted family bathroom comprising of a bath with over head shower, wash basin & WC; An additional walk-in and easy access loft space. The property is offered for sale in good decorative order throughout, with a share of freehold, gas central heated and double glazed. We recommend an internal viewing at your earliest convenience.

Share of freehold * Remaining lease length - 91 Years * Maintenance - As & when basis (33% share) *
Ground Rent N/A.



2ND FLOOR FLAT
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701
Parking Types: Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (62)
Water Supply: Mains Supply.
Sewerage: None.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	62	69
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within very close proximity to both Bexhill's manicured seafront and town centre. Bexhill offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Spacious Top Floor Apartment For Sale
 - Share Of Freehold.
 - South Facing Balcony With A Pleasant Outlook
 - Generous Lounge With Southerly Aspect
 - Modern Fitted Kitchen/Breakfast Room
- Two Well Proportioned Double Bedrooms
 - Modern Fitted Family Bathroom
 - Useful & Easy Access Additional Loft Storage
 - Sought After Town Centre Location
 - Viewing Highly Recommended